



**CITY PLAN COMMISSION MEETING
2ND FLOOR CITY COUNCIL CHAMBERS
AUGUST 11, 2011
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Vandivort present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Nance
Commissioner Wright
Commissioner Borden
Commissioner Vandivort
Commissioner Carreto
Commissioner Vorba
Commissioner Brandrup
Commissioner Landeros

COMMISSIONERS ABSENT:

Commissioner De La Cruz

AGENDA

Commissioner Landeros read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

Motion passed.
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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.
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II. CONSENT AGENDA

THERE WERE NO ITEMS ON THE CONSENT AGENDA.
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

PUBLIC HEARING Resubdivision Preliminary:

1. **SUSU11-00039:** North Desert Palms - Being a replat of all Lots of Blocks 1, 2, and 3, Robert Todd Way, Lisa Anne Way, and Billy Joe Circle of Desertaire Estates, City of El Paso, El Paso County, Texas
Location: North of Sean Haggerty Drive and West of Dyer Street
Property Owner: Hacienda Development
Representative: CEA Group
District: 4
Staff Contact: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

Frank Delgado, Planner, gave an explanation of the revisions to the staff report and noted that DCC is recommending approval with conditions.

Michelle Padilla with the Department of Transportation noted that the applicant was working out issues regarding the TIA with TxDOT at the time the staff report was mailed out. The applicant has coordinated these issues with the Department of Transportation and they are recommending approval of this request.

Commissioner Brooks requested that a review regarding the TIA be brought back at the next City Plan Commission meeting.

Lupe Cuellar, Assistant City Attorney, noted that she will gather some information regarding the TIA but requested four weeks to get this information back to the commission.

Jorge Azcarate with CEA Group concurred with staff's comments including the conditions.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Vorba, and unanimously carried to **APPROVE SUSU11-00039 WITH THE FOLLOWING CONDITIONS:**

1. **PROOF OF APPROVAL OF THE PROPOSED TWO-WAY LEFT TURN LANE ON DYER ALONG THE BOUNDARY OF THE SUBDIVISION BY TXDOT IS REQUIRED, AS THE TIA FOR THIS SUBDIVISION INCLUDES SUCH IMPROVEMENT AS MITIGATION REQUIRED TO SUPPORT THE DEVELOPMENT'S TRAFFIC GENERATION. SUCH PROOF OF APPROVAL SHALL BE PROVIDED AT THE TIME THAT THE FINAL PLAT APPLICATION IS SUBMITTED.**
2. **PER THE TIA, THE DEVELOPER IS RESPONSIBLE FOR THE FOLLOWING PROPORTIONATE SHARE OF THE COST FOR A TRAFFIC SIGNAL FOR MITIGATION AT THE FOLLOWING INTERSECTION: \$41,131.00 (19.37%) AT DYER AND SEAN HAGGERTY.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

2. **SUSU11-00064:** Haciendas Del Norte Unit One Replat E – Being all of Lot 1,
Block 14, Haciendas Del Norte, El Paso County, Texas
Location: South of Flager Street and East of Desert Willow Drive
Property Owners: Hector and Ana Payan
Representative: Rey Engineering
District: ETJ
Staff Contact: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Enrique Rey with Rey Engineering concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **APPROVE SUSU11-00064 WITH EXCEPTIONS 1, 2, AND 6 LISTED IN SECTION 19.21.010(C):**

1. **IN EXISTING SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS WHERE SIDEWALKS ARE NOT PRESENT AND HAVE NOT HISTORICALLY BEEN PROVIDED OR COMPLY;**
2. **ON LOCAL STREETS WITHIN AN APPROVED SUBDIVISION WHERE ALL THE LOTS PROVIDE A MINIMUM ONE-HALF ACRE LOT AREA AND THE ADJOINING PROPERTIES HAVE NO SIDEWALKS;**
3. **IN PROJECTS WHERE THE COST OF ESTABLISHING SIDEWALKS OR WALK WAYS WOULD BE EXCESSIVELY DISPROPORTIONATE TO THE COST OF THE ASSOCIATED ROADWAY CONSTRUCTION.**

Motion passed.

PUBLIC HEARING Rezoning Application:

3. **PZRZ11-00030:** Lot 1, Block 1, Paisano Green Community, City of El Paso, El Paso County, Texas
Location: 4000 Paisano Drive
Zoning: A-3 (Apartment)
Request: From A-3 (Apartment) to G-MU (General Mixed Use)
Existing Use: Vacant, previously multi-family units
Proposed Uses: Apartments, community center, wind turbines, commercial building
Property Owner: Housing Authority of the City of El Paso
Representative: JV Desousa, Workshop 8
District: 8
Staff Contact: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

J.V. Desousa with Workshop 8 from Boulder, Colorado, concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Borden, and unanimously carried to **APPROVE PZRZ11-00030.**

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Application:

4. **PZDS11-00016:** Lot 3, Block 1, Value Place Point, Replat "A", City of El Paso, El Paso County, Texas
Location: 12215 R.C. Poe Road
Zoning: C-4/c (Commercial/condition)
Request: Detailed Site Development Plan Review per Ordinance No.15023
Existing Use: Vacant
Proposed Use: Retail
Property Owner: W. A. Landreth
Representative: John Franz
District: 5
Staff Contact: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

David McGlohon representing W.A. Landreth concurred with staff's comments.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZDS11-00016**.

Motion passed.

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PUBLIC HEARING Special Permit and Detailed Site Development Plan Application:

5. **PZST11-00008:** Tract 1M, Section 28, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
Location: 5301 Wadsworth Avenue
Zoning: R-3 (Residential)
Request: Special Permit to allow a Personal Wireless Service Facility (PWSF)
Existing Use: Church
Proposed Use: Camouflaged Monopole PWSF
Property Owner: Catholic Diocese of El Paso
Representative: Rob Jones
District: 4
Staff Contact: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Commissioner Nance requested that an evergreen tree be used instead of a palm tree.

Rob Jones representing Verizon Wireless concurred with staff's comments but noted that he would have to check with Verizon Wireless about using an evergreen tree instead of a palm tree.

Lupe Cuellar, Assistant City Attorney, noted that Commissioners can recommend to City Council that an Evergreen tree be used instead of a Palm tree because it compliments the surrounding area.

Commissioner Vandivort asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Nance, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE PZST11-00008 WITH THE RECOMMENDATION TO CITY COUNCIL THAT AN EVERGREEN TREE BE USED INSTEAD OF A PALM TREE BECAUSE THE PALM TREE IS NOT IN CONFORMANCE WITH THE SURROUNDING AREA NOR WITH THE CURRENT CITY CODE.**

Motion passed.

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Other Business:

6. Comprehensive Plan Report and Update.
Staff Contact: Fred Lopez, (915) 541-4322, lopezar@elpasotexas.gov

Fred Lopez, Comprehensive Plan Manager, gave a brief presentation and

***ACTION:** Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to **POSTPONE THE COMPREHENSIVE PLAN REPORT AND UPDATE FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 25, 2011.**

Motion passed.

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7. Discussion and action on the City Plan Commission minutes of:
July 28, 2011

ACTION: Motion made by Commissioner Wright, seconded by Commissioner Vorba, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 28, 2011.**

AYES: Commissioner Wright, Vorba, Brandrup, and Landeros

ABSTAIN: Commissioner Nance, Borden, and Carreto

ABSENT: Commissioner De La Cruz

Motion passed.

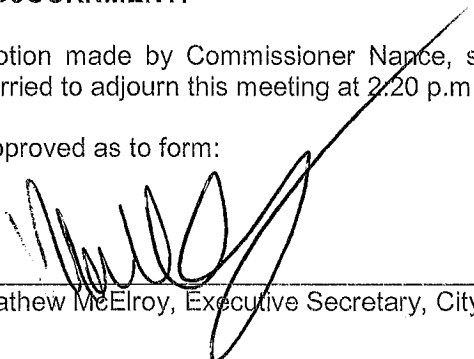
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8. Planning Report:
N/A

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9. Legal Report:
N/A

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ADJOURNMENT:

Motion made by Commissioner Nance, seconded by Commissioner Wright, and unanimously carried to adjourn this meeting at 2:20 p.m.

Approved as to form:



Mathew McElroy, Executive Secretary, City Plan Commission